

Key: 6771

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 6.467

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HENDERSON NEIL J & CHRISTINE M 26 LYNDA LN SCITUATE, MA 02066				54-1-25-A				26 LYNDA LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HENDERSON NEIL J & SCARBOROUGH MATTHEW K & H				08/15/2014	QS	490,000	44638-308				
				09/15/2010	F	-100	38978-56				
MCCULLOCH HOLLY				04/07/1997	QS	205,000	15079-307				

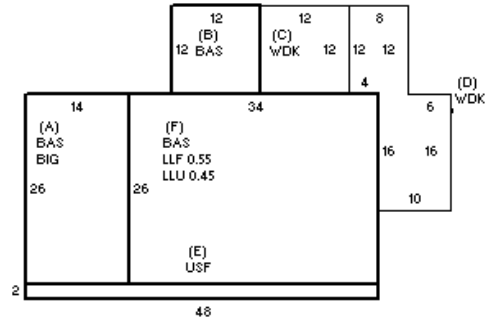
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
05-213	05/06/2005	7	OTHERS		07/30/2008	SJ	100 100
00-83	03/27/2000	5	SPLIT/SUB/LA		05/21/2007	SJ	100 100
98-229	06/01/1998	3	ALTERATIONS	2,000	07/21/2005	SJ	100 100
		3	ALTERATIONS				100 100

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,469	GB 1.00	100	1.00	100	1.00	1.00	R03	1.00		402,060

TOTAL	38,469 SF	ZONING	FRNT	40	ASSESSED	CURRENT	PREVIOUS
Ngh	GREENBUSH	NOTE	LAND	402,100	365,500		
Inf1	FACTOR 100		BUILDING	339,900	302,500		
Inf2	PHY 100		DETACHED	1,200	1,100		
			OTHER	0	0		
			TOTAL	743,200	669,100		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80	1999	100	14.74	1,200

PHOTO 09/26/2003



BUILDING	CD	ADJ	DESC	MEASURE	10/27/2010	PL
MODEL	1		RESIDENTIAL	LIST	10/27/2010	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/14/2011	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1971	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,974	DETAIL ADJ	1.020	FOUNDATION	4	CONT BSMT WALL	1.00	A	BIG	N	BUILT-IN GARAGE	364		49.16	17,896
\$NLA(RCN)	\$224	OVERALL	1.000	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,392	1971	199.54	277,753
				ROOF SHAPE	2	HIP	1.00	+	WDK	N	WOOD DECK	400		38.40	15,360
				ROOF COVER	1	ASPH SHINGLES	1.00	E	USF	L	UPPER STORY FIN	96	1971	181.46	17,420
				FLOOR COVER	14	COMB	1.00	F	LLU	N	LOWER LEVEL UNF	398		57.93	23,056
				INT FINISH	2	DRYWALL	1.00	F	LLF	L	LOWER LEVEL FIN	486	1971	137.63	66,888
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 10P	2		8,238.50	16,477
				FUEL SOURCE	1	OIL	1.00								

TOTAL RCN	441,378
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1995 / 27
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$339,900